

Landscape Referral Response

Application Number:	DA2024/0698
Date:	12/06/2024
Proposed Development:	Construction of a swimming pool and associated works
Responsible Officer:	Brittany Harrison
Land to be developed (Address):	Lot 8 DP 16749 , 1027 Barrenjoey Road PALM BEACH NSW 2108 Lot 10 DP 16749 , 1027 Barrenjoey Road PALM BEACH NSW 2108 Lot 9 DP 16749 , 1027 Barrenjoey Road PALM BEACH NSW 2108

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

As noted in the Statement of Environmental Effects, the proposed development involves alteration to a part of the existing private open space and construction of a new swimming pool and deck area to the rear of the existing dwelling. The proposed pool and the deck are proposed to be located within the existing hardscape thereby causing no impact to the existing trees along the rear boundary.

Landscape Referral note that the quantity of 'landscape area' results in a landscape setting unable to achieve the landscape outcome intent of Pittwater DCP control C1.1 Landscaping, in terms of tree coverage within the property. Should the proposed landscape area be acceptable to the Assessing Planning Officer on merit, Landscape Referral shall impose conditions of consent for landscape works as proposed in the Landscape Plan to be completed consisting of screen hedge planting along the length of the proposed swimming pool.

Standard Council conditions for tree and vegetation protection shall be imposed.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Landscape Conditions:

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Tree and Vegetation Protection

a) Existing trees and vegetation shall be retained and protected, including:

- i) all prescribed trees within the site, or otherwise existing trees nominated for retention on the approved plans,
- ii) all trees and vegetation located on adjoining properties,
- iii) all trees and vegetation within the road reserve.

b) Tree protection shall be undertaken as follows:

- i) tree protection shall be in accordance with AS4970-2009 Protection of trees on development sites,
- ii) the following arboricultural requirements shall be adhered to unless authorised by an Arborist with minimum AQF level 5 qualifications: existing ground levels shall be maintained within the tree protection zone of trees to be retained; removal of existing tree roots at or >25mm (Ø) diameter is not permitted; no excavated material, building material storage, site facilities, nor landscape materials are to be placed within the canopy dripline of trees and other vegetation required to be retained; and structures are to bridge tree roots at or >25mm (Ø) diameter,
- iii) the activities listed in section 4.2 of AS4970-2009 Protection of trees on development sites, shall not occur within the tree protection zone of any tree on the lot or any tree on an adjoining site,
- iv) tree pruning from within the site to enable approved works shall not exceed 10% of any tree canopy, and shall be in accordance with AS4373-2007 Pruning of amenity trees,
- v) the tree protection measures specified in this clause must: i) be in place before work commences on the site, and ii) be maintained in good condition during the construction period, and iii) remain in place for the duration of the construction works.

The Principal Certifier must ensure that:

- c) The arboricultural works listed in a) and b) are undertaken as complaint to AS4970-2009 Protection of trees on development sites.

Reason: Tree and vegetation protection.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Landscape Completion

Landscape works are to be implemented in accordance with the approved Landscape Plan, and inclusive of the following conditions:

- a) landscape works are to be contained within the legal property boundaries,
- b) hedge planting shall be installed as indicated on the approved Landscape Plan, unless otherwise imposed by conditions,
- c) hedge planting shall be installed at minimum 1 metre intervals and of a minimum 300mm container size at planting, and shall be in a garden bed prepared with a suitable free draining soil mix and minimum 75mm depth of mulch,
- f) where swimming pools are part of the development works, selected planting shall comply with the planting and care requirements of AS1926.1 for a non-climbable zone.

Prior to the issue of an Occupation Certificate, details (from a landscape architect, landscape designer or qualified horticulturalist) shall be submitted to the Principal Certifier, certifying that the landscape works have been completed in accordance with any conditions of consent.

Reason: Environmental amenity.